



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION
SECOND MEETING
September 20, 2010
1007-PUD-08

PETITION NUMBER:	1007-PUD-08	
APPROXIMATE ADDRESS:	Section 3D and Section 3E	
PETITIONER:	Hills Homes of Indiana, LLC	
REPRESENTATIVE:	Glenn Brehm	
REQUEST:	An amendment to the Oak Manor PUD to allow single family detached homes on approximately 9.8 acres	
CURRENT ZONING:	Oak Manor PUD	
STAFF REVIEWER:	Kevin M. Todd, AICP	
ZONING HISTORY:	Ord. 03-37	Oak Manor PUD, <i>Approved</i>
EXHIBITS:	<ol style="list-style-type: none">1. Staff Report2. Exhibits 13 & 14 of the Original Oak Manor PUD3. Petitioner's Proposal for Exhibits 13 & 14 of the Oak Manor PUD	

PETITION HISTORY

This petition was introduced at the June 14, 2010 City Council meeting and was reviewed at the June 22, 2010 Technical Advisory Committee meeting and received a public hearing at the September 7, 2010 Advisory Plan Commission (the "APC") meeting.

PROCEDURAL

The recommendation from the APC to the City Council may be made at the September 20, 2010 APC meeting.

PROJECT DESCRIPTION

The subject property is approximately ten (10) acres in size and is located at the southeast corner of Carey Road and the Midland Trace Trail. It is referenced as Parcel B-2 Amended within the proposed amendment (the "Property"). The Property is within Parcel B of the Oak Manor PUD. The proposal would modify sections of the Oak Manor PUD in order to allow single-family detached in an area that was previously planned for single-family attached (such as duplexes) (the "Proposal"). The Proposal requires a variety in front building elevations for neighboring units and it also requires the exterior building material to be either masonry, concrete fiber board (aka Hardy-Plank), EIFS, stucco, or wood. Vinyl and aluminum siding are not permitted. The Property has already been platted for duplex development. The Proposal would maintain the previously-approved layout and build detached homes on the platted lots.



“BIG PICTURE” DISCUSSION ITEM

Building Materials

The original proposal included vinyl siding as a permitted exterior building material. Discussion at the September 7, 2010 public hearing meeting referenced concerns with the use of vinyl siding in a subdivision that has been built with brick and hardy-plank to-date. Speakers at the public hearing also questioned the effect that vinyl siding has on property values, and they expressed concerns with fire safety for buildings with vinyl siding that are as close as ten (10) feet apart. The petitioner responded by modifying the proposal to prohibit vinyl siding as a permitted building material.

PUBLIC POLICIES

Comprehensive Plan-Feb 2007

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as Suburban Residential. The proposed use of the Property is consistent with the Comprehensive Plan.

Thoroughfare Plan-Feb 2007

The Westfield-Washington Township Thoroughfare Plan (the “Thoroughfare Plan”) roadway classification map identifies the impacted segment of Carey Road as a “Secondary Arterial”, and recommends a minimum dedication of a sixty (60) foot half right-of-way. The Thoroughfare Plan further recommends the provision of an eight (8) foot asphalt path within the right-of-way. The remainder of the impacted roads are classified as “Local Roads”.

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the community’s existing parks and trail systems. The Property is adjacent to the Midland Trace Trail (to the north), which is currently being planned by the City.

Water & Sewer System-Aug 2005

The Property is currently served by water and sewer lines.

Annexation

The Property is within the corporate boundaries of the City of Westfield.

Well Head Protection-Ord. 05-31

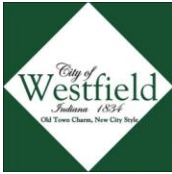
The Property is not within a wellhead protection area.

INDIANA CODE

Ind. Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan identifies the Property as Suburban Residential. Detached dwellings are appropriate in the Suburban Residential area.



2. Current conditions and the character of current structures and uses.

The Property is currently vacant. It is platted for duplexes, but there are no structures currently on the Property. The abutting area to the south and southwest has been developed with duplex units and a clubhouse.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan established that Suburban Residential development, including detached dwellings is appropriate for this area. The proposed amendment allows for this use.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that property values throughout all of Westfield-Washington Township will be impacted in either a neutral or positive manner as a result of this project.

5. Responsible growth and development.

The site is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City services such as water, sewer, and emergency services already exist on or near the Property and are adequate to serve the proposed development.

PROCESS REQUIREMENTS

<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	05/28/10	-	Submitted
Fees	05/28/10	-	Paid
Legal Description	05/28/10	-	Submitted
Consent Form	05/28/10	-	Submitted
PUD Ordinance Amendment	05/28/10	09/17/10	Submitted

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	05/05/10	Meeting Held
Notice - Sign on site	08/27/10	Posted
Notice – Newspaper	08/27/10	Published
Notice – Mail	08/27/10	Postmarked

STAFF RECOMMENDATION

Forward this item to the City Council with a favorable recommendation.

KMT